041.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,035,600 / 1,035,600
					USE VALUE:	1,035,600 / 1,035,600
					ASSESSED:	1,035,600 / 1,035,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUCCIO GREGORY M
Owner 2:	
Owner 3:	
Street 1:	93 BRANTWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEUTSCHE BANK NAT TRUST CO -
Owner 2:	-
Street 1:	505 CITY PKWY WEST
Twn/City:	ORANGE
St/Prov:	CAMA Cntry:
Postal:	92868

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2680 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3600.000	607,700	5,500	422,400	1,035,600
Total Card	0.083	607,700	5,500	422,400	1,035,600
Total Parcel	0.083	607,700	5,500	422,400	1,035,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.42 | /Parcel: 386.4

Legal Description

User Acct 28008

GIS Ref

GIS Ref

Insp Date 11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

!3421!

PREVIOUS ASSESSMENT

Parcel ID 041.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	607,600	5500	3,600.	422,400	1,035,500	1,035,500	Year End Roll	12/18/2019
2019	104	FV	444,800	5000	3,600.	448,800	898,600	898,600	Year End Roll	1/3/2019
2018	104	FV	444,800	5000	3,600.	327,400	777,200	777,200	Year End Roll	12/20/2017
2017	104	FV	417,100	5000	3,600.	285,100	707,200	707,200	Year End Roll	1/3/2017
2016	104	FV	417,100	5000	3,600.	242,900	665,000	665,000	Year End	1/4/2016
2015	104	FV	371,600	5000	3,600.	237,600	614,200	614,200	Year End Roll	12/11/2014
2014	104	FV	371,600	5000	3,600.	195,400	572,000	572,000	Year End Roll	12/16/2013
2013	104	FV	386,700	5000	3,600.	185,900	577,600	577,600		12/13/2012

PRINT

Date	Time
12/10/20	18:40:48

LAST REV

Date	Time
02/27/20	15:04:36
jorourke	
3421	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEUTSCHE BANK N	48424-127		11/1/2006	Forclosure	480,000	No	No		Eileen Eisele - DOD: 05/26/2018
FRIZZELL RICHAR	47977-352		8/14/2006	Forclosure	458,000	No	No		
COMMINS LORNA J	28722-238		6/18/1998	Family		No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2006	948	Redo Kit	60,000			G8	GR FY08	remodel 2 kitchens

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2020	OWNR INFO	JO	Jenny O
11/7/2018	MEAS&NOTICE	HS	Hanne S
5/12/2009	Measured	189	PATRIOT
3/19/2007	Permit Visit	BR	B Rossignol
12/28/2006	MLS	HC	Helen Chinal
3/3/2000	Mailer Sent		
2/29/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	28008
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3600		Sq. Ft.	Site		0	80.	1.47	1									422,401						422,400	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 422,401 | Spl Credit | Total: 422,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08859646
Const Adj.:	1.00989902
Adj $ / SQ:	186.893
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	681248
Depreciation:	73575
Depreciated Total:	607673

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

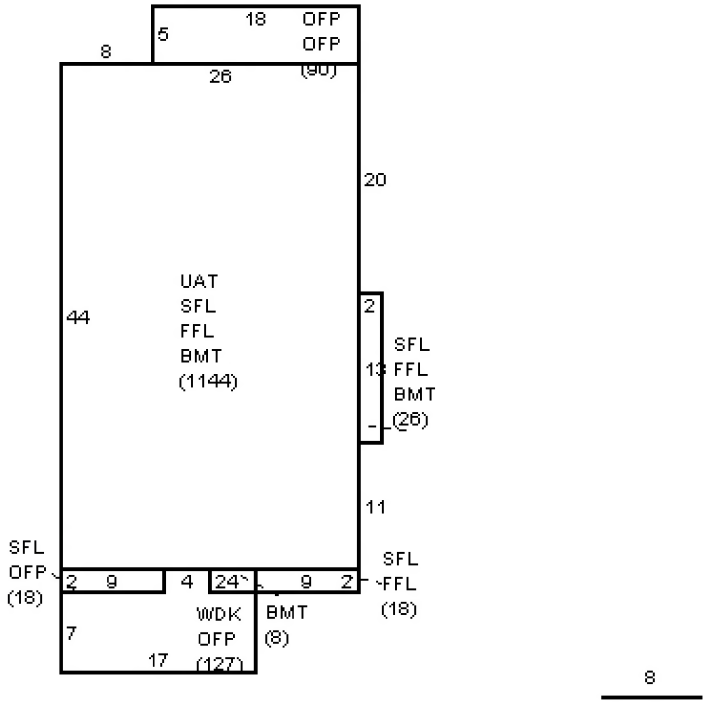
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,206	186.890	225,393
FFL	First Floor	1,188	186.890	222,029
BMT	Basement	1,178	56.070	66,048
OFP	Open Porch	325	21.790	7,082
UAT	Upper Attic	286	130.830	37,416
WDK	Deck	127	14.010	1,779

Net Sketched Area:	4,310	Total:	559,747
Size Ad	2394	Gross Are	5168	FinArea	2680
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	186.89
Special Features:	0	Val/Su Net:	141.00
Final Total:	607700	Val/Su SzAd	253.84

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X21	A	AV	1915	20.67	T	40	104			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500

IMAGE

AssessPro Patriot Properties, Inc